

PECO Energy (Philadelphia Electric Company) Chester, PA

The Challenge



The PECO (now Exelon Corporation) site comprises about 90 acres along the Delaware River in Chester, Pennsylvania. At one time, PECO used the property to generate electricity from a coal-fired plant. PECO bought up surrounding property in expectation of increasing electricity generation at the site. These properties have been leased to various industries, some of which have had releases of hazardous material to the soil, groundwater, and the Delaware River. PECO has closed the coal-fired plant and decided not to expand, though an electricity substation will remain at the site. The City of Chester is a disadvantaged and Environmental Justice community and PECO is committed to cleaning up the site for redevelopment to help Chester recover its commercial base.

The Solution

Of the 90 acres, 17 are currently under a RCRA Consent Order to investigate past hazardous waste activities. The remainder of

the site was characterized under Pennsylvania's Land Recycling and Environmental Remediation Standards Act ("Act 2"). EPA, the Pennsylvania Department of Environmental Protection (PADEP) and PECO have worked together to develop a coordinated plan to remediate the entire site. For the contamination, interim measures are in place to recover free product and prevent petroleum sheens from forming on the river surface and EPA is developing a Statement of Basis to explain the Proposed Remedy for the 17 acres.

PADEP, using the Act 2 program, has approved a remediation plan for the remainder of the site. Since the City of Chester is an Environmental Justice area with active community groups, the project manager continues to work closely with the Regional Environmental Justice Office to ensure that the community is kept informed and their concerns are recognized.

The Benefit

After all investigations were completed, Preferred Real Estate Investments ("Preferred") expressed interest in the property and in May, 2001 PECO sold most of the property to Preferred for redevelopment. Preferred began redevelopment by renovating the old coal-fired

power plant into an office building which Synegy, a software company, is slated to occupy in Summer 2003. Preferred is proposing to convert the rest of the property into additional office space and other commercial ventures.

Redevelopment of the property will provide commercial and recreational space to a disadvantaged community resulting in the creation of an estimated 3000 jobs. In addition, PECO has donated a portion of the property on the northern boundary and adjacent to the city boat ramp to the City of Chester for recreational opportunities. The proposed changes at this site will enhance economic growth and provide green space to the community.

For More Information

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